

095.0

0003

0006.0

Map

Block

Lot

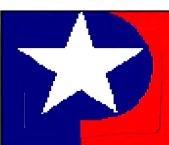
1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel  
 APPRAISED: 1,191,400 / 1,191,400  
 USE VALUE: 1,191,400 / 1,191,400  
 ASSESSED: 1,191,400 / 1,191,400



**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		UPLAND RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: TRAER MARY	
Owner 2: BRAMAN JAMES BRETT	
Owner 3:	

Street 1: 19 UPLAND RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: TRAER MARY -	
Owner 2: -	
Street 1: 19 UPLAND RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .248 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1916, having primarily Clapboard Exterior and 4499 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 0 HalfBath, 9 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

101	One Family	10807	Sq. Ft.	Site	0	70.	0.69	4														

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description			User Acct	
101							10807.000		665,600		4,900		520,900		1,191,400						
Total Card							0.248		665,600		4,900		520,900		1,191,400		Entered Lot Size				
Total Parcel							0.248		665,600		4,900		520,900		1,191,400		Total Land:				
Source: Market Adj Cost																	Land Unit Type:				

PREVIOUS ASSESSMENT								Parcel ID		095.0-0003-0006.0		7809!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT		
2022	101	FV	665,600	4,900	10,807.	520,900	1,191,400		Year end	12/23/2021			
2021	101	FV	617,900	4,900	10,807.	520,900	1,143,700		Year End Roll	12/10/2020			
2020	101	FV	617,800	4,900	10,807.	520,900	1,143,600	1,143,600	Year End Roll	12/18/2019			
2019	101	FV	501,600	4,900	10,807.	520,900	1,027,400	1,027,400	Year End Roll	1/3/2019			
2018	101	FV	501,600	4,900	10,807.	446,500	953,000	953,000	Year End Roll	12/20/2017			
2017	101	FV	501,600	4,900	10,807.	416,800	923,300	923,300	Year End Roll	1/3/2017			
2016	101	FV	501,600	4,900	10,807.	357,200	863,700	863,700	Year End	1/4/2016			
2015	101	FV	434,600	4,900	10,807.	320,000	759,500	759,500	Year End Roll	12/11/2014			

SALES INFORMATION												TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes						
TRAER MARY,	54626-164		5/3/2010	Convenience				1	No	No							
DAMON KENT T JR	49167-503		3/23/2007				815,000	No	No								
DAMON KENT T JR	37778-58		1/24/2003	Family				1	No	No							
JONES JAY E & N	37778-58		1/24/2003	Family				1	No	No							
TARBOX GREGORY	31139-549		2/16/2000				440,000	No	No	N							
	10839-245		5/3/1965														

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/12/2018	158	Heat App	5,000	C					11/28/2018	Inspected	BS	Barbara S					
12/14/2017	1648	Inter Fi	59,000	C					11/14/2018	MEAS&NOTICE	CC	Chris C					
5/29/2013	762	Redo Bat	79,000						4/30/2014	External Ins	PC	PHIL C					
2/8/2012	128	Manual	2,350						6/10/2013	Info Fm Prmt	EMK	Ellen K					
12/7/2010	2374	Redo Bas	88,000						5/5/2011	Info Fm Prmt	BR	B Rossignol					
3/31/2009	176	New Wind	31,980						2/20/2009	Meas/Inspect	189	PATRIOT					
8/14/2008	930	Re-Roof	15,340						12/3/2008	MLS	MM	Mary M					
8/25/1999	555	Porch	1,500						7/29/2007	MLS	HC	Helen Chinal					
									5/12/2000	MLS	MM	Mary M					

Sign: VERIFICATION OF VISIT NOT DATA   /  /

